

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 28, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - TXT-33703 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 Table 2 and 19.20 to revise the regulations, applicable zoning districts, and description for the Small Wind Energy System use, All Wards NOTE: TITLE 19.08 WILL ALSO BE REVISED RELATED TO THIS USE

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Submitted after Final Agenda – Support Letter
3. Submitted at Meeting – Memorandum by Staff

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development, summarized the changes proposed after the last Planning Commission meeting. In terms of the configuration of the Small Wind Energy Systems, a separation was made for parcels less than 20,000 square feet. It is required that the Small Wind Energy Systems be mounted on the roof. For parcels over 20,000 square feet, they can be mounted on the roof of the building or be a freestanding tower.

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Relative to setbacks, under 20,000 square feet, it will follow the district setbacks. Over 20,000 square feet, the setbacks would be the greater of the district setback requirements or one times the tower's height from any occupied structures on adjacent properties.

Regarding the quantities of Small Wind structures permitted, one system would be permitted by right if they meet all the conditional use standards. Any additional Small Wind systems would require a special use permit application.

Language relative to the noise standards was made that the system must be installed and maintained at 60 decibels.

COMMISSIONER EVANS verified that COMMISSIONER TRUESDELL'S concerns have been incorporated into the revised document.

CHAIR TROWBRIDGE declared the Public Hearing closed.

